

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		



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 ESTATE AGENTS, VALUERS AND AUCTIONEERS

4 Bridge Street, Long Eaton, NOTTINGHAM, NG10 4QQ

Asking Price Of £152,500



Two bedroom mid terraced house located in Long Eaton, Nottingham

Chain free and vacant possession a two bedroom end terrace house with the added benefit of loft room, brand new fitted kitchen, new carpets, gas central heating and double glazing.



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Property Description

For sale with no upwards chain and vacant possession, a very well presented two double bedroom end terrace house with loft room. Having benefited from a brand new kitchen, new carpets, gas central heating and UPVC double glazing this property is one to view and would be ideal to any first-time buyers. It offers two reception rooms as well as low maintenance rear garden. Please note the stairs to the loft room do not have building regulations.

The property is only a short drive away from Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is also a Tesco superstore on Swiney Way in Toton and various other retail outlets at the Chilwell Retail Park including an M&S food store, TK Maxx and several coffee eateries. There are excellent schools for all ages within easy travelling distance of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the picturesque Attenborough Nature Reserve. There are excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



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KITCHEN: 6' 10" x 8' 2" (2.10m x 2.51m) Double glazed uPVC window to the rear and door to the side, new fitted kitchen with under and over counter storage units, space for fridge freezer, space for washing machine, gas hob and electric oven, electric extractor fan, sink with drainer and tap, vinyl flooring, door to dining room.

DINING ROOM: 12' 1" x 11' 8" (3.69m x 3.57m) Double glazed uPVC window to the rear, radiator, new carpet, door to stairs and living room.

LIVING ROOM: 12' 0" x 11' 7" (3.68m x 3.54m) Double glazed uPVC window and door to the front, new carpet and radiator.

BEDROOM ONE: 12' 1" x 11' 8" (3.69m x 3.57m) Double glazed uPVC window to the rear, carpet, radiator door to bathroom.

BEDROOM TWO: 12' 0" x 11' 7" (3.68m x 3.54m) Double glazed uPVC window to the front, carpet and radiator, stairs to loft room.

BATHROOM: 6' 10" x 8' 2" (2.10m x 2.51m) Double glazed uPVC window to the rear, fitted suite with WC, wash hand basin, bath with shower over, radiator and vinyl flooring.

LOFT ROOM: 10' 3" x 12' 0" (3.14m x 3.67m) Carpet, double glazed uPVC window to the side, eaves storage.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

